



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: OCTOBER 11, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-31  
2085 PLACENTIA AVENUE, UNIT 6

DATE: SEPTEMBER 30, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a conditional use permit to allow the expansion of an existing automobile body repair/paint shop (G & D Auto Collision) into unit 6, on a property located within 200 ft. of residential zone.

## **APPLICANT**

The applicant is Angela Danciu, representing the property owner, Ed and Jim Miltenburg.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

WENDY SHIH  
Associate Planner

PERRY L. VALANTINE  
Assistant Dev. Svs. Director.

**BACKGROUND**

The subject property is located on the west side of Placentia Avenue, surrounded by industrially zoned and developed properties to the north, east, and south. Properties to the west are zoned R1 (Single-Family Residential). The lot is developed with a 16,000 sq.ft. industrial building, which is occupied by various types of uses such as auto repair, party equipment rentals, and an engineering company. In 1988, an auto body repair and paint shop (G & D Auto Collision) with limited auto sales was approved for unit 10, under PA-88-17. G & D Auto Collision expanded into units 8 and 9 in the early 1990's by replacing another auto repair business.

The applicant is now requesting approval of a conditional use permit to occupy a 1,000 sq.ft. unit (unit 6) for auto body repair work. A conditional use permit is required because the property is located within 200 ft. of residentially zoned properties.

**DISCUSSION**

It is staff's opinion that the proposed use in unit 6 will not negatively impact other uses or properties in the vicinity. There are other auto repair businesses on the property as well as other properties in the area. Although residential properties back up to the subject site, unit 6 is located over 200 ft. away from the rear property line. As mentioned above, G & D Auto Collision already occupies units 8-10, which are the last three units in the building, located at the rear of the lot. If the applicant's request is approved, all operations will be required to be conducted within the building and all activities will be limited to 7 a.m. to 7 p.m. per Sec. 13-54 (b) of the Zoning Code. Therefore, noise impacts on the residential properties to the rear are not anticipated. According to Code Enforcement records, there have been no problems reported with the existing auto repair business.

**ALTERNATIVES**

If the conditional permit were denied, the auto body repair shop would not be allowed to occupy unit 6, but could continue their operations in units 8 – 10.

**CONCLUSION**

It is staff's opinion that the proposed use, with the recommended conditions of approval and Code requirements, will not adversely affect adjoining industrial and residential properties. Although the property is located within 200 ft. of residences to the rear, the unit the applicant proposes to occupy is more than 200 ft. away from the rear property line. Code also requires that all activities be conducted inside the building. Therefore, staff recommends approval of the request.

Attachments:      Draft Planning Commission Resolution  
                         Exhibit "A" – Findings  
                         Exhibit "B" – Conditions of Approval  
                         Applicant's Project Description and Justification  
                         Location Map  
                         Plans/Photos

cc:      Deputy City Manager - Dev. Svs. Director  
            Sr. Deputy City Attorney  
            City Engineer  
            Fire Protection Analyst  
            Staff (4)  
            File (2)

Angela Danciu  
2085 Placentia Ave., #9-10  
Costa Mesa, CA 92627

File: 101104PA0431Wendy	Date: 092804	Time: 1030a.m.
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**RESOLUTION NO. PC-03-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-04-31**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES  
AS FOLLOWS:

WHEREAS, an application was filed by Angela Danciu, representing the property owners, Ed and Jim Miltenburg, located at 2085 Placentia Avenue, Unit 6, requesting approval of a conditional use permit for the expansion of an existing automobile body repair/paint shop (G & D Auto Collision) to include unit 6, on a property located within 200 ft. of residential zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 11, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-04-31 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-04-31 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 11th day of October, 2004.**

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Chair, Costa Mesa  
Planning Commission

[illegible]

I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 11, 2004, by the following votes:

**AYES: COMMISSIONERS**

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

**Secretary, Costa Mesa  
Planning Commission**

**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use, as conditioned, is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. There are other auto repair businesses on the property as well as other properties in the area. Although residential properties back up to the subject site, unit 6 is located over 200 ft. away from the rear property line. The recommended conditions of approval and Code requirements will ensure that the operation will not be disruptive to adjoining uses. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
  - b. The proposed use is consistent with the General Plan.
  - c. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- Plng.
1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
  2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
  3. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.

PLANNING DIVISION - CITY OF COSTA MESA  
DESCRIPTION/JUSTIFICATION

Application #: PA 04-31

Environmental Determination:

Address: 2085 Placentia Ave #6 COSTA MESA CA 92627

1. Fully describe your request:

We request to use this unit as part of our auto body shop. It's an extension of our business, for metal work remove, install body parts.

2. Justification

A. ~~From Conditional Use Permit or Minor Conditional Use Permit:~~ Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

In the same facility there are two Mechanic Shops and we have two additional units that our shop operates from doing metal work and painting

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☐ Is not included in the publication indicated above.

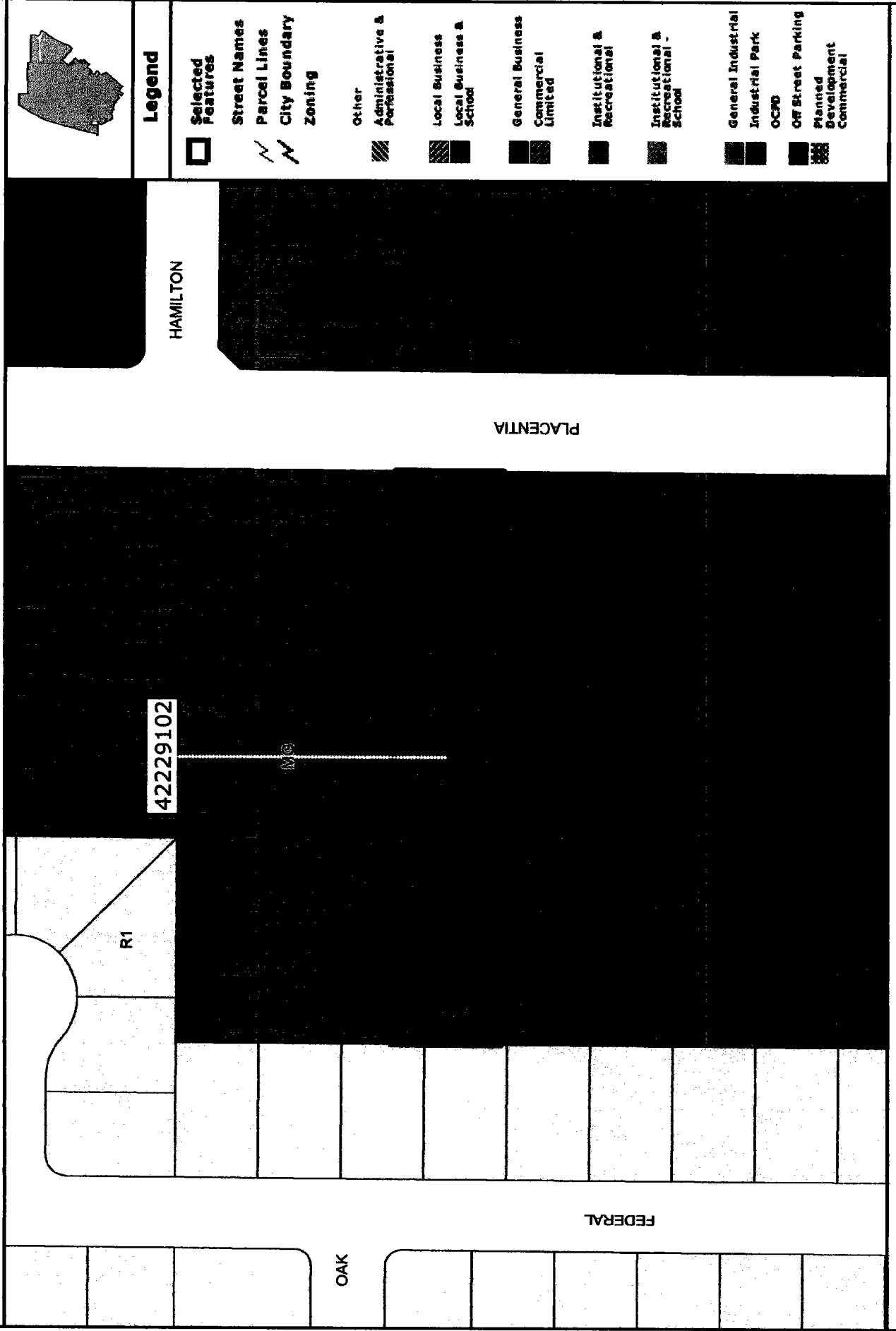
☐ Is included in the publication indicated above.

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

AUG 26 2004

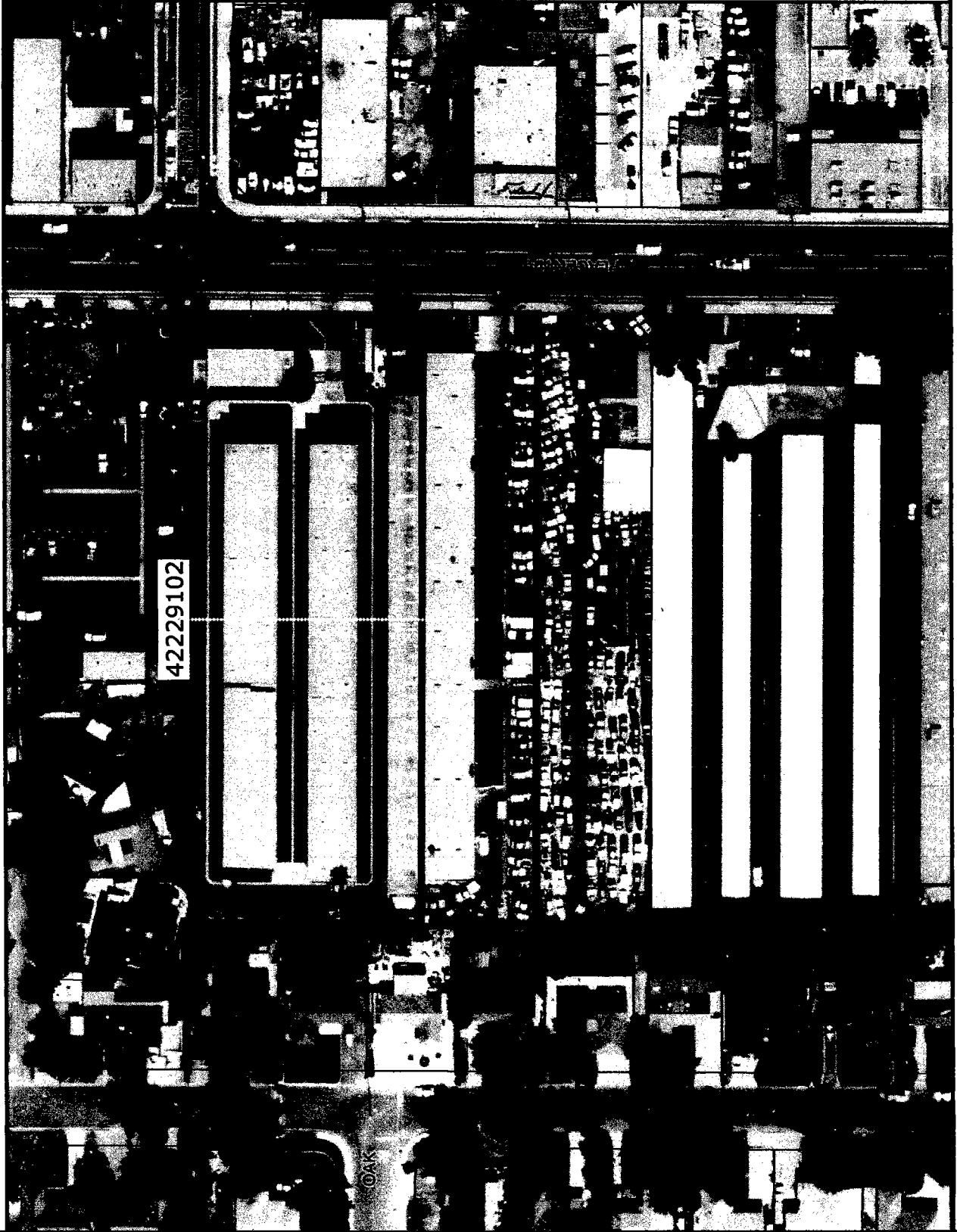
# ZONING/LOCATION MAP

2085 Placentia Avenue



**PA-04-31**

**2085 PLACENTIA AVENUE**

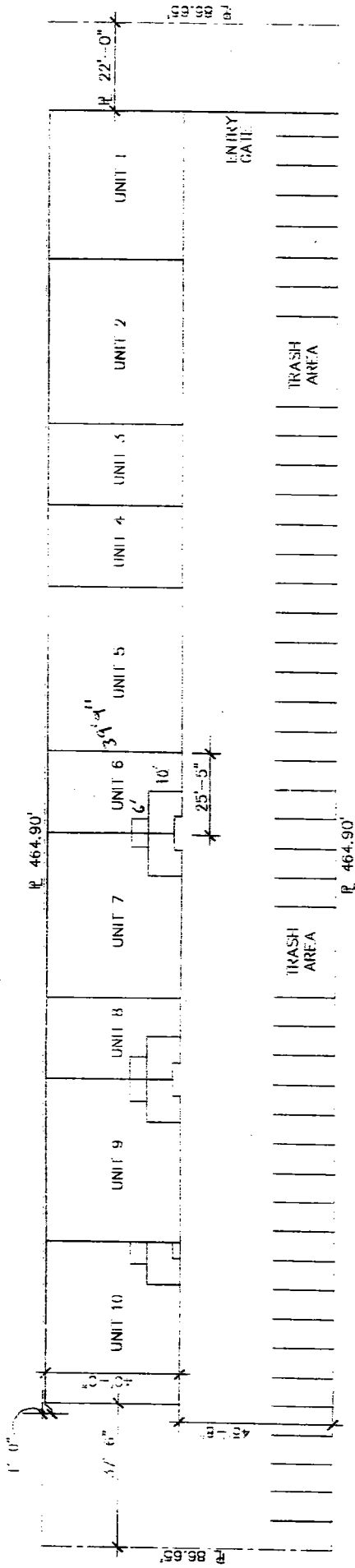


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**Legend**

- ☐ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels

VICTORIA STREET

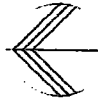


EXISTING BUILDING = 16,216 SQ FT  
EXISTING UNIT # 6 = 1,020 SQ FT

# PLOT PLAN

SCALE: 1/32" = 1'-0"

11



NORTH

PA-04-313

PLACENTA AVENUE